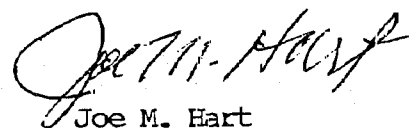


JOE M. HART, REALTOR®
6860 MERWOOD STREET
COLUMBUS, OHIO 43235
(614) 889-2687



ENTERED HOME: 11/02/2010 DATE: 11/03/2010 APPRAISED BY: Joe M. Hart

FAIR MARKET VALUE AS OF THIS DATE: \$137,000.00 Conventional Price

OWNER: Minturn, Steven P. and Jody E. BANKRUPTCY #

ADDRESS: 2635 Township Road 20; Cardington, Ohio 43315 APPROX. AGE: 1981

STYLE: One and One Half Story, Manuf. Home CONSTRUCTION: Frame, Vinyl Sided

BEDROOMS: 4 BATHS: 2½ FAMILY ROOM: Yes FIREPLACE: No

TYPE HEATING: Electric/Wood A/C: No HUMIDIFIER: No ELECTRIC SERVICE: C/B

GARAGE: 8 D DRIVEWAY: Gravel PATIO: Deck LANDSCAPING: Fair

BASEMENT: Yes REC RM: No UTILITY RM: 1st Floor FENCE: No

ENTRY: No LIV RM: Yes DIN RM: No

KITCHEN: Eating Space WINDOWS: Vinyl ROOF: Composition

CARPET: Yes

GENERAL CONDITION AS APPRAISED

INTERIOR:	EXCELLENT	GOOD	FAIR	X	POOR
EXTERIOR:	EXCELLENT	GOOD	FAIR	X	POOR

COMPARABLE PROPERTIES

	<u>ADDRESS</u>	<u>TYPE</u>	<u>BDRMS</u>	<u>BATHS</u>	<u>GAR</u>	<u>BSMT</u>	<u>SOLD</u>	<u>DATE</u>
(1)	4015 CR 25	1 Sty	3	2½	2	Yes	\$133,000.VA	12/28/200
(2)	4640 TR 21	1 Sty	4	2	2	No	\$147,000.VA	08/02/201
(3)	2047 SR 529	1 Sty	3	2	2	Yes	\$156,000.VA	06/15/201

REMARKS: Subject's residence and garage need new roofs. Interior has some unfinished remodeling.
Changeover in HVAC systems-no central heating and no air conditioning.